

BOARD OF ZONING APPEALS AGENDA
APRIL 3, 2013

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, April 3, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. LUIS M. PEREZ, SP 2013-MV-002 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit accessory structure to remain 6.1 ft. from side lot line and 7.9 ft. from rear lot line and to permit reduction in certain yard requirements to permit construction of addition 10.7 ft. from side lot line. Located at 2104 Wakefield St., Alexandria, 22308, on approx. 14,110 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 111-1 ((3)) (7) 7.
LG
Approved
- 9:00 A.M. ARTHUR E. KOPELMAN, TRUSTEE AND LORETTA M. KOPELMAN, TRUSTEE, SP 2013-DR-003 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction in certain yard requirements to permit construction of addition 10.5 ft. from side lot line. Located at 1432 Waggaman Ci., McLean, 22101, on approx. 30,504 sq. ft. of land zoned R-2 and HC. Dranesville District. Tax Map 30-2 ((29)) 1.
RH
Approved
- 9:00 A.M. SALLY COLER, SP 2013-LE-004 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at 6401 Hayfield Pl., Alexandria, 22310, on approx. 19,527 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((14)) (K) 23. (Concurrent with VC 2012-LE-001).
RH
Approved
- 9:00 A.M. SALLY COLER, VC 2013-LE-001 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structure in the front yard of a lot containing 36,000 sq. ft. or less. Located at 6401 Hayfield Pl., Alexandria, 22310, on approx. 19,527 sq.ft. of land zoned R-3. Lee District. Tax Map 82-3 ((14)) (K) 23. (Concurrent with SP 2013-LE-004).
RH
Decision
Deferred to
4/17/13
- 9:00 A.M. SAIRA AND FARHAN ALI, SP 2013-LE-005 Appl. under Sect(s). 8-914, 8-918 and 8-923 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit accessory structure to remain 4.9 ft. from side lot line, to permit an accessory dwelling unit within an existing dwelling and to permit existing fence greater than 4.0 ft. in height to remain in front yard. Located at 6232 Park Ter., Alexandria, 22310, on approx. 19,654 sq. ft. of land zoned R-3. Lee District. Tax Map 81-4 ((5)) 39A.
SCL
Admin.
Moved to
4/17/13 for
Notices

- 9:00 A.M. STEPHANIE D. CLARK AND DAVID A. WILKEY, SP 2012-PR-071 Appl. under Sect(s). 8-917 and 8-922 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals and to permit reduction of certain yard requirements to permit construction of addition 16.8 ft. from the front lot line. Located at 6906 Jackson Ave., Falls Church, 22042, on approx. 8,369 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((15)) 119. (Deferred from 1/16/13 at appl. req.)
- LG
Admin.
Moved to
4/17/13
- 9:00 A.M. NEW LIFE CHRISTIAN CHURCH, SP 2011-SU-011 Appl. under Sect(s). 5-503 of the Zoning Ordinance to permit commercial recreation use in conjunction with a place of worship by right. Located at 14550 Lee Rd. on approx. 5.57 ac. of land zoned I-5 and WS. Sully District. Tax Map 34-3 ((1)) 23A. (Admin. moved from 5/25/11, 6/29/11, and 2/13/13 at appl. req.) (Indefinitely deferred from 8/10/11 at appl. req.) (Reactivated on 11/20/12 at appl. req.)
- LG
Admin.
Moved to
7/10/13 at
appl. req.
- 9:00 A.M. CHARLES B. MOLSTER, III; SHARON B. MOLSTER, A 2012-DR-019 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established a Riding/Boarding Stable on property in the R-E District without an approved special permit in violation of Zoning Ordinance provisions. Located 815 Blacks Hill Rd., Great Falls, 22066, on approx. 5.47 ac. of land zoned R-E. Dranesville District. Tax Map 6-4 ((1)) 26. (Admin. moved from 10/24/12 at appl. req.) (Continued from 10/31/12 and 11/28/12)
- JC
Continued
to 10/9/13
at appl. req.
- 9:00 A.M. BELVEDERE DR. HOMES LLC, A 2013-MV-002 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing a hotel/motel, which is a use not permitted, on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 7800 Belvedere Dr., Alexandria, 22306 on approx. 26,211 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-1 ((6)) 13A.
- JC
Admin.
Moved to
4/24/13 at
appl. req.
- 9:00 A.M. BEYER I LLC, A 2012-PR-029 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard, which is a use not permitted, on property in the C-8 and H-C Districts in violation of Zoning Ordinance provisions. Located at 7113 Shreve Rd., Falls Church, 22043, on approx. 33,787 sq. ft. of land zoned C-8 and H-C. Providence District. Tax Map 40-3 ((12)) 11. (Admin. moved from 1/16/13 at appl. req.)
- RM
Admin.
Moved to
6/19/13 at
appl. req.
- 9:00 A.M. DANIEL J. GERKIN & ALLYSON G. BLOOM, A 2012-DR-025 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory structure (a playset) contributes to the coverage of over 30% of the minimum rear yard on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 2090 Grace Manor Ct., McLean, 22101 on approx. 21,445 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((33)) 11. (Deferred from 1/9/13 at appl. req.)
- RM
Admin.
Moved to
5/15/13 at
appl. req.

JOHN F. RIBBLE, III CHAIRMAN